

# COUNTY OF YORK

## MEMORANDUM

**DATE:** November 28, 2001 (BOS Mtg. 12/4/01)

**TO:** York County Board of Supervisors

**FROM:** James O. McReynolds, County Administrator

**SUBJECT:** Application No. ZM-63-01, York County Planning Commission

### ISSUE

This application, sponsored by the Planning Commission at its October 10 meeting, seeks to amend the York County Zoning Map by reclassifying portions of two parcels located on Wolftrap Road (Route 630) approximately 230 feet north of its intersection with Barcroft Drive (Route 1271). Specifically, this application seeks to reclassify from RC (Resource Conservation) to RR (Rural Residential) the rear portion of a 2.47-acre parcel of land located at 1216 Wolftrap Road and from RR to RC the front portion of a 2.95-acre parcel of land located at 1302 Wolftrap Road.

### DESCRIPTION

- Property Owner: 1216 Wolftrap Road – Estate of Horace Evans  
1302 Wolftrap Road – Dominion Virginia Power
- Location: 1216 Wolftrap Road and 1302 Wolftrap Road
- Area: 1216 Wolftrap Road – 2.47 acres  
1302 Wolftrap Road – 2.95 acres
- Frontage: 1216 Wolftrap Road – 104 feet on Wolftrap Road (Route 630)  
1302 Wolftrap Road – 90 feet on Wolftrap Road (Route 630)
- Utilities: Public water is available; sanitary sewer is not available.
- Topography: Slight slopes to the rear of both parcels
- 2015 Land Use Map Designation: 1216 Wolftrap Road – Low-Density Residential  
1302 Wolftrap Road – Conservation
- Zoning Classification: RR – Rural Residential and RC – Resource Conservation
- Existing Development: 1216 Wolftrap Road – Single-family detached home  
1302 Wolftrap Road – None
- Surrounding Development:

North: Chisman Creek Park; Chisman Creek beyond  
East: Single-family detached homes  
South: Single-family detached homes  
West: Wolftrap Road; single-family detached homes beyond

- Proposed Development: 1216 Wolftrap Road – None  
1302 Wolftrap Road – None

### **CONSIDERATIONS/CONCLUSIONS**

1. Two parcels on Wolftrap Road appear to have been inadvertently rezoned in 1985. Both parcels are zoned Rural Residential (RR) to a depth of approximately 600 feet and Resource Conservation (RC) beyond. However, since 1985 the County's parcel boundary maps have been revised for accuracy and now indicate the subject parcels to be about twice as deep as they had been depicted on the 1985 maps.
2. All of the Virginia Power property on Wolftrap Road, encompassing reclaimed fly ash pits and lands surrounding them, was zoned RC in 1985 in recognition of its environmental sensitivity. This policy was reaffirmed with the 1995 comprehensive rezoning of the County. In 1989, Virginia Power acquired an adjacent parcel at 1312 Wolftrap Road for incorporation into its Chisman Creek Park landholdings. Chisman Creek Park is a reclaimed fly ash site that is leased to the County by Dominion Virginia Power. The Comprehensive Plan designates this area as Conservation. To correct the split zoning of this parcel and to continue the intent of including the Dominion Virginia Power properties in the RC classification, I believe that a map amendment is appropriate.
3. The second parcel, located at 1216 Wolftrap Road, is not and has never been owned by Dominion Virginia Power and was not intended to be included in the RC classification. The owners recently expressed a desire to subdivide this parcel into two lots but were precluded from doing so by the RC zoning to the rear. The minimum lot size is one acre in the RR zoning district (if public water and sewer are available) and five acres in the RC zoning district. Approximately 0.77 acre of this 2.47-acre parcel is zoned RC, leaving approximately 1.7 acres zoned RR; therefore, subdivision is not possible. Subsequent research has determined that the parcel cannot be subdivided even if this application is approved because public sewer is not available. Although subdividing this parcel does not appear to be an option at this time, the correct zoning should be in place in the event that sanitary sewer service is extended to this area or a future change in the Zoning Ordinance or Map makes subdivision possible.

### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission considered this application at its November 14 meeting and, subsequent to conducting a public hearing at which the three citizens spoke, voted 5:0 (Simasek absent) to recommend approval.

**COUNTY ADMINISTRATOR RECOMMENDATION**

The purpose of this application is to correct an error that appears to have been made over fifteen years ago, and approval will have little practical effect. I recommend that the Board of Supervisors approve the application through the adoption of proposed Ordinance No. 01-24.

Carter/3337

Attachments

- Excerpts of Planning Commission Minutes, November 14, 2001
- Zoning Map
- Proposed Ordinance No. 01-24